



Hilton &
Horsfall

BB10 3RH

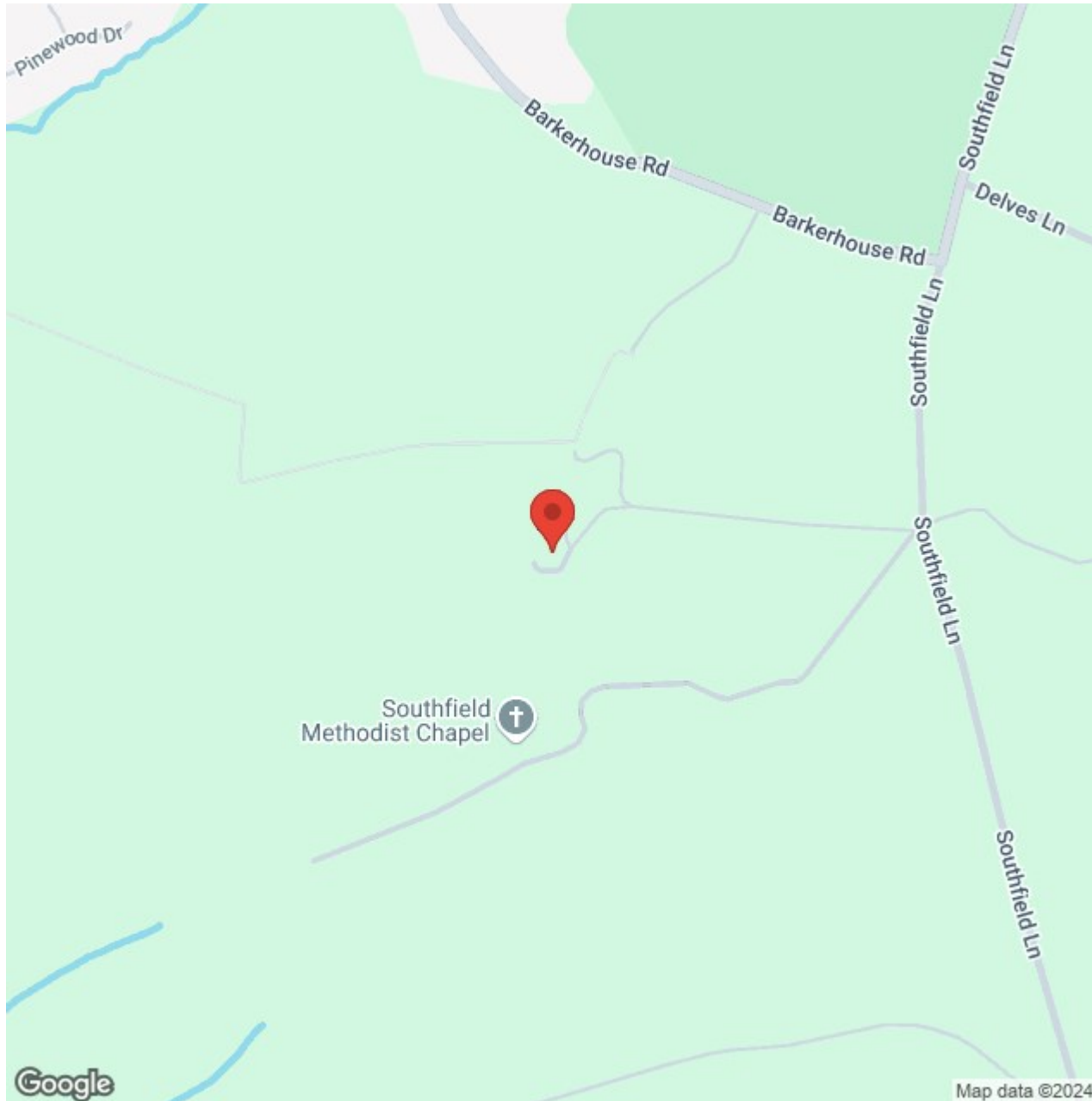
Barnmeadow House, Southfield, Burnley

Offers In The Region Of £624,950

- Equestrian Property
- Seperate Annexe
- Stunning Throughout
- Beautiful Rural Location
- 7 Bedrooms
- Stable Block
- Approx 1.29 acres

'Barnmeadow House'. A simply stunning SIX bedroomed barn conversion with a separate detached one bedroomed annexe which is currently utilised as a successful air b'n'b , with approximately 1.29 acres of land. Situated in an idyllic location of Burnley offering stunning panoramic country views. The property oozes charm and character throughout with a great mix of modern and traditional features. A true credit to the current owners, affording many noteworthy features throughout and briefly comprising of: a welcoming entrance hallway, family sized living room, dining room, useful utility room / ground floor w.c, snug room, modern fitted breakfast kitchen, pantry, six well proportioned bedrooms with the master bedroom having a three piece en-suite shower room and a bespoke four piece family bathroom suite. The detached annex is a great addition to the property and comprises of: an entrance hallway, w.c, spacious living room, newly fitted dining kitchen, a bedroom of double proportions and an en-suite wet room. This property has the perfect south facing garden for the Spring / Summer months. Externally you will find a mainly laid lawn with mature trees, shrubs and flowerbeds. There is a double level flagged patio area with space for garden furniture, polytunnel and a purpose built solid / rendered stable block for 2 or more horses / tack and gated outside turnout courtyard plus a shed which is ideal for storage purposes, and a paved driveway providing ample space for off road parking. Early viewing is highly advised to avoid disappointment. Council Tax Band E. FREEHOLD.







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Lancashire

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ENTRANCE HALLWAY

A welcoming entrance hallway having stone flagged flooring, 1x central heating radiator, exposed beams, staircase to the first floor / landing, access to under stairs storage cupboard and a composite door leading out to the front entrance.

LIVING ROOM 5.84m x 3.85m

A large family sized living room with real oak wood flooring, ceiling coving, television point, feature fireplace with brick surround and coal effect gas burning stove set within, 3x wall lights, 1x central heating radiator, 1x large feature window to the side elevation, 1x large uPVC double glazed window to the front elevation and 1x uPVC double glazed window to the side elevation with a window seat and stunning open aspect views.

DINING ROOM 13'5" x 12'10" (4.11m x 3.92m)

Having Karndean flooring, ceiling coving, large feature fireplace with gas fire set within, space for table and chairs, television point, 1x central heating radiator, 3x wall lights, 1x large uPVC feature window to the side elevation, 1x large uPVC double glazed window to the front elevation, and 1x large uPVC double glazed window to the side elevation with a window seat.

UTILITY BOOT ROOM / GROUND FLOOR W.C 7'10" x 6'3" (2.39m x 1.93m)

A useful room comprising of: tiled flooring, pedestal sink with chrome mixer tap, tiled splash back, Roca low level w.c, plumbing for a washing machine, space for a tumble dryer, recessed LED spotlights, 1x central heating radiator, air extraction fan and a small access loft hatch.

SITTING ROOM (SNUG) 14'1" x 10'0" (4.31m x 3.06m)

An additional sitting room having stone feature walls to the original barn entrance, space for settees, television point, fitted storage cupboard, feature fireplace, 1x central heating radiator and 1x very large feature window to the side elevation set within the original barn entrance opening.

BREAKFAST KITCHEN 19'9" x 10'11" (6.03m x 3.34m)

A stunning breakfast kitchen offering a range of fitted wall and base units with dark grey soft close units having contrasting cream Corian worktops over, Karndean flooring, a mix of recessed LED spotlights / undercounter and hanging lights throughout, Franke inset sink with Quooker Hot Water mixer tap. A dual control Electric Aga cooker with air extractor fan above and mirrored splash back features central to the kitchen with integrated AEG microwave, Baumatic wine cooler, Fisher & Paykel dishwasher, fitted breakfast bar with light grey base units and dark grey worktops over, exposed brick wall feature, television point, open access to pantry, uPVC double glazed window to the rear elevation with lovely views and a composite door to the rear elevation.

PANTRY 6'10" x 6'6" (2.09m x 2m)

Having solid oak flooring, fitted shelving, ceiling coving and space for a freestanding large American style fridge / freezer.

FIRST FLOOR / LANDING

On the first floor / landing there is a split level landing, exposed beams, ceiling coving and hidden strip lighting above landing, 1x central heating radiator, smoke detector, staircases to the second floor / landing and 1x uPVC double glazed window to the front elevation.

BEDROOM ONE 13'10" x 13'2" (4.24m x 4.02m)

A bedroom of double proportions having fitted wardrobes, space for drawers, 1x central heating radiator, 1x velux style window and 1x uPVC double glazed window to the front elevation and exposed roof beam. Leading through to the en-suite shower room:

EN-SUITE SHOWER ROOM

A modern three piece en-suite shower room comprising of: tiled flooring, part tiled walls, panelled bathtub with mixer tap with glass shower screen and shower head above, Roca push button w.c, pedestal sink with mixer tap and 1x radiator.

BEDROOM TWO 15'4" x 12'10" (4.69m x 3.93m)

Another bedroom of double proportions having wood effect flooring, space for wardrobes and drawers, 1x central heating radiator, 1x velux window and 1x uPVC double glazed window to the front elevation with idyllic views.

BEDROOM THREE 12'4" x 10'9" (3.78m x 3.29m)

Yet again a bedroom of double proportions with expose beams, space for wardrobes and drawers, 1x central heating radiator and 1x velux window.

BATHROOM

A bespoke four piece family bathroom suite comprising of: Porcelain reclaimed floor board effect flooring, his n hers sinks with mixer taps, freestanding bathtub with mixer tap, push button w.c, walk in wet room shower with rainfall shower head above, inbuilt shelving and lighting, large fitted mirror, recessed LED and automatic lights on sensor when entering, spotlights, tiled walls, 1x towel rail radiator and an air extraction fan.

BEDROOM FIVE 7'6" x 10'11" (2.31m x 3.35m)

A well proportioned room currently utilised as a home office having 1x velux window.

SECOND FLOOR / LANDING

BEDROOM FOUR 15'4" x 10'6" (4.69m x 3.22m)

A bedroom of double proportions having space for wardrobes and drawers, fitted storage cupboards, exposed beams, 1x central heating radiator, 1x velux window and 1x double glazed window to the front elevation.

BEDROOM SIX 13'2" x 12'10" (4.03m x 3.93m)

A bedroom of double proportions with space for wardrobes and drawers, exposed beams, television point, 1x electric radiator and 1x velux window.

EXTERNALLY

Boasting from approximately 0.5 acres of land, this property has the perfect South facing garden for the Spring / Summer months. Externally you will find a mainly laid lawn with mature trees, shrubs and flowerbeds. There is a double level flagged patio area with space for garden furniture, polytunnel within the garden and a purpose built solid / rendered stable block for 2 or more horses / tack and gated outside turnout courtyard plus freestanding stable block ideal for general storage purposes and a paved driveway providing ample space for off road parking.

ANNEX

Currently utilised as a very successful air b'n'b business, there is the option to carry on with this business venture or utilise the property for personal use. Entering via a composite door through to:

ENTRANCE HALLWAY

Having an airing cupboard and 1x electric radiator.

W.C

Having a push button w.c, pedestal sink with mixer tap, 1x electric radiator and an air extraction fan.

LIVING ROOM 18'4" x 12'3" (5.59m x 3.74m)

A cosy room with a television point, electric remote fire, 1x electric radiator and a large uPVC double glazed window to the front elevation, being open to the dining kitchen.

DINING KITCHEN

A brand new dining kitchen having fitted soft close wall and base units with contrasting worktops over, under counter lights, inset sink with mixer tap, tiled flooring, integrated NEFF oven, microwave, NEFF 4 ring induction hob with extract fan above, under counter integrated fridge/freezer, 1x electric radiator and Accoya double glazed window to the rear elevation.

BEDROOM 11'8" x 11'5" (3.58m x 3.50m)

A bedroom of double proportions with fitted wardrobes, 1x electric radiator and 1x Accoya double glazed window to the rear elevation.

EN-SUITE WETROOM

An en-suite wet room comprising of: rainfall shower, vanity sink with mixer tap, LED mirror, 1x electric radiator, an air extraction fan and 1x Accoya double glazed window to the rear elevation.

EXTERNALLY

Externally you will find a mainly laid lawn with mature trees, shrubs and flowerbeds. There is a double level flagged patio area with space for garden furniture, polytunnel and a purpose built solid / rendered stable block for 2 or more horses / tack and gated outside turnout courtyard plus a shed which is ideal for storage purposes, and a paved driveway providing ample space for off road parking. The added benefit of a south facing garden, meaning the property is ideal for use during the Spring / Summer months.

ADDITIONAL INFORMATION

This unique property includes a generous plot of approximately 1.29 acres, with around 0.83 acres dedicated as a grazing field, conveniently situated adjacent to the main residence. This spacious field is ideal for equestrian enthusiasts, offering ample space for horses, or could serve as a perfect exercise area for dogs. The plot's layout provides a seamless extension to the property, combining a rural atmosphere with convenient access, making it an attractive feature for buyers seeking a blend of land and lifestyle.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/barnmeadowhouse-bly>

PRECISE LOCATION

<https://w3w.co/shield.guises.closed>

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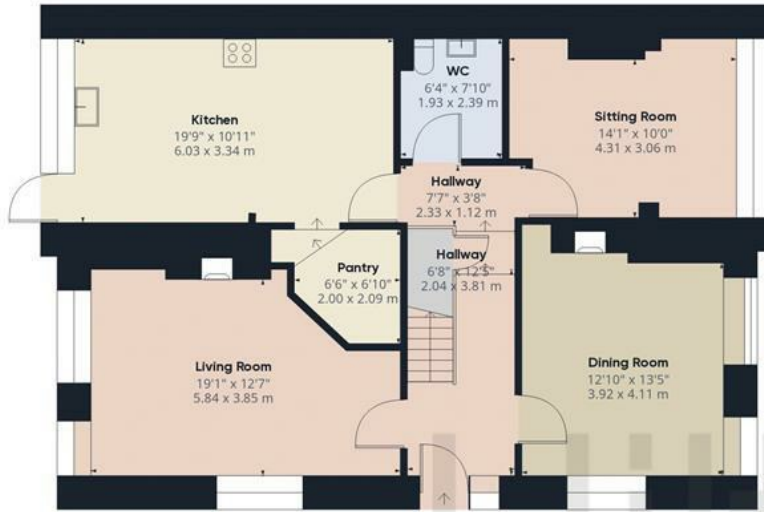
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OUTSIDE

Externally you will find a mainly laid lawn with mature trees, shrubs and flowerbeds. There is a double level flagged patio area with space for garden furniture, polytunnel and a purpose built solid / rendered stable block for 2 or more horses / tack and gated outside turnout courtyard plus a shed which is ideal for storage purposes, and a paved driveway providing ample space for off road parking. The added benefit of a south facing garden, meaning the property is ideal for use during the Spring / Summer months.

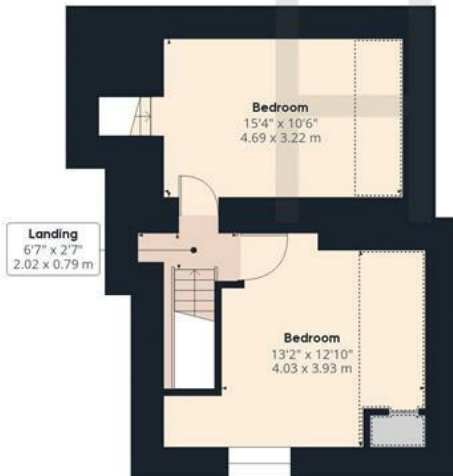




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2811.62 ft²
261.21 m²

Reduced headroom

105.8 ft²
9.83 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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